

**PB# 01-57**

**Enry VanLeeuwen  
(Sub.)**

**52-1-15.226**

01-57

Approved 01-10-02

#01-57

Map Number 4-02 City 1  
Section 52 Block 1 Lot 15.006 Town 1 Village 1 New Windsor  
Title: Vanleeuwen, Lands of  
Dated: 12-21-01 Rev. Filed 1-10-02  
Approved by James B. Benson, Secretary  
on 1-10-2002  
Record Owner Henry Vanleeuwen

DONNA L. BENSON  
Orange County Clerk

(2 Sheets)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/15/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/10/2002	PLANS STAMPED	APPROVED
11/14/2001	P.B. APPEARANCE - PUB HEARIN ND; . ADDRESS MARK'S COMMENTS -	CLOSE PH APP CON APPROVED CONDITIONALLY
10/10/2001	P.B. APPEARANCE	LA: SCH. PH
09/19/2001	WORK SESSION APPEARANCE	SUBMIT



PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Appl No: 1-57

File Date:10/01/2001

SEC-BLK-LOT:52-1-15-226

Project Name:VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

Type:1

Owner's Name:VAN LEEUWEN, HENRY

Phone:(845) 562-0532

Address:BEATTIE ROAD - ROCK TAVERN, NY 12577

Applicant's Name:VAN LEEUWEN, HENRY

Phone:(845) 562-0532

Address:BEATTIE ROAD - ROCK TAVERN, NY 12577

Preparer's Name:PIETRZAK & PFAU, ENGINEERING

Phone:(845) 294-0606

Address:262 GREENWICH AVE - SUITE A - GOSHEN, NY 10924

Proxy/Attny's Name:N/A

Phone:

Address:

Notify:PIETRZAK & PFAU

Phone:(845) 294-0606

Location:TOLEMAN ROAD

Acreage	Zoned	Prop-Class	Stage	Status
41.500	R-1	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
01/15/2002	WASH			

Appl for:FIVE LOT RESIDENTIAL SUBDIVISION OF A 41.5 ACRE PARCEL

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 583-4811

**RECEIPT**  
**#30-2002**

01/09/2002

Henry Vanleeuwen Builder & Developer *#01-51 approval Fee*

Received \$ 375.00 for Planning Board Fees, on 01/09/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/09/2002

PAGE: 1

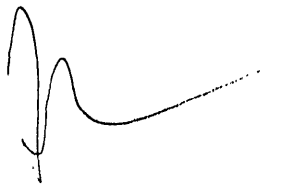
LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/2002	4 LOT RECREATION FEE	CHG	2000.00		
01/09/2002	REC. CK. #2143	PAID		2000.00	
			-----	-----	-----
		TOTAL:	2000.00	2000.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/09/2002

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/2001	REC. CK. #2070	PAID		675.00	
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	13.50		
11/14/2001	P.B. ATTY. FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	22.50		
01/07/2002	P.B. ENGINEER FEE	CHG	187.00		
01/09/2002	RET. TO APPLICANT	CHG	382.00		
		TOTAL:	675.00	675.00	0.00

1/9/02  
L.R.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921  
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/2001	REC. CK. #2070	PAID		675.00	
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	13.50		
11/14/2001	P.B. ATTY. FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	22.50		
01/07/2002	P.B. ENGINEER FEE	CHG	187.00		
		TOTAL:	293.00	675.00	-382.00

*To be returned  
to Applicant*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2002

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2002	APPROVAL FEE	CHG	375.00		
		TOTAL:	375.00	0.00	375.00

Check # 1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/2002	4 LOT RECREATION FEE	CHG	2000.00		
			-----	-----	-----
		TOTAL:	2000.00	0.00	2000.00

*check #2*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2002

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LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/2002	4 LOT RECREATION FEE	CHG	2000.00		
		TOTAL:	2000.00	0.00	2000.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2002

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APPROVAL

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2002	APPROVAL FEE	CHG	375.00		
			-----	-----	-----
		TOTAL:	375.00	0.00	375.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2002

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/2001	REC. CK. #2070	PAID		675.00	
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	13.50		
11/14/2001	P.B. ATTY. FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	22.50		
01/07/2002	P.B. ENGINEER FEE	CHG	187.00		
			-----	-----	-----
		TOTAL:	293.00	675.00	-382.00



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**U Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@aol.net

**U Regional Office**  
507 Broad Street  
Millford, Pennsylvania 18337  
(610) 295-2765  
e-mail: mhepa@pld.net

**MEMORANDUM**

(via fax)

7 January 2002

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: VANLEEUEWEN MAJOR SUBDIVISION**  
**PLANNING BOARD APPLICATION NO. 01-57**

I received a corrected plan for the subject application (revision 12-21-01). The plan appears to have addressed the conditions of approval of the Board, and would appear acceptable.

Attached is our time printout.

Call if you have any questions.

MJE:K  
NW01-57-Closeout010702.doc

AS OF: 01/07/2002

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 42 55

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NIWWIN TOWN OF NEW WINDSOR

TASK: 1- 17

OR WORK DONE AFTER TO: 01/07/2002

TASK NO	NO	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-57	196977	09/19/01	TIME	MJE	WS VAN LEEUWEN BEATIE	85.00	0.40	34.00			
1-57	198071	10/10/01	TIME	MJE	MC VAN LEEUWEN SUB	85.00	0.50	42.50			
1-57	201432	11/24/01	TIME	MJE	MM VanLeeuwen Cond Fina	85.00	0.10	8.50			
1-57	202505	11/14/01	TIME	MJE	MC VAN LEEUWEN	85.00	0.50	42.50			
								127.50			
1-57	202571	11/27/01			BILL 1 1989 11/27/01					127.50	
										127.50	
1-57	206651	01/04/02	TIME	MJE	MC VanLeeuwen w/MM	85.00	0.30	25.50			
1-57	206665	01/07/02	TIME	MJE	MC Closeout VanL Sub	85.00	0.40	34.00			
					TASK TOTAL			187.00	0.00	127.50	59.50
					GRAND TOTAL			187.00	0.00	127.50	59.50

TOTAL P.02

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00

PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 150.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 125.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 325.00

\* \* \* \* \*

RECREATION FEES:

4 LOTS @ \$ 500.00 PER LOT.....\$ 2000.00

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_

PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_

MINUTES OF MEETINGS.....\$ \_\_\_\_\_

OTHER.....\$ \_\_\_\_\_

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

4% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

2% OF APPROVED COST ESTIMATE .....\$ \_\_\_\_\_

VAN LEEUWEN, HENRY SUBDIVISION (01-58)

Mr. Henry Van Leeuwen and Mr. Mark Siemers appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of a 41.5 acre parcel into five single family residential lots. The plan was reviewed on a concept basis only.

MR. VAN LEEUWEN: That's actually owned by Lester Clark and myself.

MR. PETRO: Yes, sir, Mark?

MR. SIEMERS: Once again, this is a 5 lot subdivision, all 5 lots are going to be served by individual wells and septic. All five lots conform to the R1 zoning. There are two easements that exist on this property, utility easement is 150 feet wide and 30 foot wide, an AT&T easement.

MR. LANDER: They all have access on Toleman Road, correct?

MR. SIEMERS: Right.

MR. VAN LEEUWEN: Yeah.

MR. PETRO: Where is 207, up here in the corner, so as you go down Toleman, this is where the mini-warehouses are, so this is further down.

MR. LANDER: Do we have any wetlands on this?

MR. VAN LEEUWEN: Yes, in the back.

MR. SIEMERS: Wetlands can be seen on the plans.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare itself lead agency for the Van Leeuwen major subdivision on Toleman Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. ARGENIO: What's modeling of the soil? I've never--

MR. SIEMERS: Modeling of the soil is it occurs when there's some water in the soil and it actually turns the soil orange. It's not that the water is sitting there, it's once in a while, the soil will get wet and it will stay in there for a little while. But then it drains out.

MR. PETRO: Conceptually, does anybody have anything wrong with this plan? So I'm going to entertain a motion to have a public hearing because it's five lots, it's in the R-1 zone. I know sometimes we like to waive them but we haven't been so it's better to have it, get it out of the way.

MR. BABCOCK: Mr. Chairman, it's mandatory.

MR. PETRO: Why, is it major?

MR. VAN LEEUWEN: No, it's not a major, is it? It's actually four lots and the main lot.

MR. BABCOCK: Town Law is a little different than what state law is, if it's five lots, it's major in the Town Law.

MR. PETRO: Still don't get why that is.

MR. BABCOCK: It's the count, Mr. Chairman, when you go to five, the town cuts it off.

MR. PETRO: But you count two on the main road.

MR. BABCOCK: If you're creating five lots under the town road code, it's considered a major and you have to have a mandatory.

MR. PETRO: Live and learn, I guess. Motion to have the public hearing?

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: So we'll schedule a public hearing and take a copy of this, there's a bunch of Mark's comments and we don't have to go over them, okay.





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

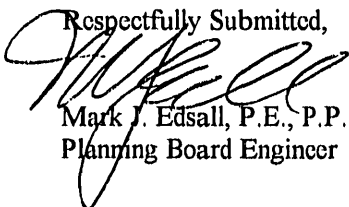
**PROJECT NAME:** VANLEEUEWEN MAJOR SUBDIVISION  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 - BLOCK 1 - LOT 15.226  
**PROJECT NUMBER:** 01-57  
**DATE:** 10 OCTOBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 41.5 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 Zoning District of the Town. The application was submitted prior to the Zoning Code change, and is being reviewed based on the zoning in effect prior to the Town Board meeting of October 3<sup>rd</sup>.

The "required" values in the Bulk Table are correct, and each of the lots appear to comply with the minimum requirements. Values for lot width and lot frontage for lot #5 would appear to require some correction.

2. I have performed my initial review of the plans and have the following comments:
  - a. The plan should note the professional who delineated the Federal Wetlands, and the date of the field evaluation.
  - b. All ten (10) deep test results note "mottling" of the soil to a referenced depth. The table should note the minimum depth which the mottling was first observed. If high groundwater is seasonally present, this should be taken into account with the system designs.
  - c. Driveway locations will require approval from the Town Highway Superintendent.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

PUBLIC HEARING:

VAN LEEUWEN SUBDIVISION (01-57)

Mr. Henry Van Leeuwen and Mr. Mark Siemers appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 41.5 acre parcel into 5 single family residential lots. This plan was previously reviewed at the 10 October, 2001 planning board meeting. This application is before the board tonight for a public hearing. The property is also located in an R-1 zoning district of the town. The lots appear to comply with the minimum requirements applicable to this application. The bulk table has been corrected as requested.

MR. VAN LEEUWEN: It's a simple subdivision.

MR. PETRO: Let us look at it first, please, then you can turn it for the public.

MR. SIEMERS: It's a basic 5 lot subdivision, 4 lots, they're all pretty much the same, they're all served by individual wells and septics. We placed curtain drains around all the septics due to the mottling of the soil, seasonal mottling.

MR. VAN LEEUWEN: Also combined the driveways.

MR. PETRO: Mark, I notice you have a few comments, maybe we'll go over them after I go to the public, okay, because we've seen this already and I think it was pretty straightforward. I wanted to get it open to the public. On November 1, 2001 nine addressed envelopes containing the attached notice of public hearing we're mailed. If someone is here, would like to speak on this, about this application, please be recognized by the Chair, come forward, state your name and address. Would anyone like to speak? Would anyone like to speak? Yes, sir?

MR. SPADAFORA: My name is Joe Spadafora and I live at 473 Toleman Road, I bought a lot from Hank many years ago. What I'd like to do is I'd like to see that map

to see the dimensions of the lots. Are they all going to be single-family houses?

MR. PETRO: Yes, they are.

MR. SPADAFORA: Separate well and separate septic?

MR. PETRO: That's correct.

MR. SPADAFORA: At this point, I would just like to see what the dimensions are and exactly where they are located.

MR. PETRO: You can go up and take a look.

MR. SPADAFORA: Is there anyway I can get a copy?

MR. VAN LEEUWEN: I'll get you a copy.

MR. PETRO: Did you see what you wanted to see there?

MR. SPADAFORA: Thank you very much.

MR. LANDER: You can get a map from Hank.

MR. PETRO: Someone else like to speak? Motion to close the public hearing?

MR. MORINO: My name is Mike Morino, I wanted to know the size of the houses.

MR. VAN LEEUWEN: They're going to be three, four bedroom houses.

MR. PETRO: The size of the lots are about one and a third, everybody, one and a third acre. Anybody else? Motion to close the public hearing?

MR. KANE: Where are we here?

MR. VAN LEEUWEN: This is the brick ranch right here, that's across the street from you, Clark's old house next door neighbor, these are all the houses.

MR. PETRO: Bob, can you just state your question so we

have it in the minutes?

MR. KANE: Unfortunately, I've been out of town, I just found out about this so--

MR. VAN LEEUWEN: It's no big deal. He bought a lot from me, too, years ago.

MR. PETRO: So did Columbus.

MR. KANE: This is the subdivision right here?

MR. VAN LEEUWEN: No, this is it, 1, 2, 3, 4 lots.

MR. KANE: Thank you.

MR. PETRO: Anyone else? Okay, motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Van Leeuwen subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will open it back up to the board for any purpose, any questioning of the applicant. Mark, you have some comments here, why don't we go over those quickly?

MR. EDSALL: Actually, 2A just deals with the delineation of the Federal wetlands for layout and concept purposes. It's fine to do it off the Orange

County water Authority mapping, but that's not an acceptable way of field identifying wetland delineations. So they really need to have that done as an actual field determination, rather than off of county mapping. The mottling it was mentioned earlier that they have based on the fact that the mottling has been evident on all the deep tests, they're proposing to provide curtain drains, I believe full depth, to protect the sanitary systems from seasonal ground water. That's an acceptable way but I believe they should make it clear on the plans that that's not something that can be deleted. It's a mandatory item because it's clear from the record that there's a condition that needs to be addressed. And the last comment again is minor is just that we have to make sure that the final plans that come in are stamped by about a surveyor as well as the engineer. That's it. Everything else was resolved.

MR. PETRO: Henry, can you take care of the three items and come back at the December meeting? Is that a problem?

MR. VAN LEEUWEN: I will take care of them, if you give me final approval, I'll let him look at it, Mark look at them.

MR. LANDER: Highway?

MR. PETRO: Highway is approved on 11/14/2001 and that's it. Fire approval, 11/5/2001, so that would you be Mark's comments.

MR. EDSALL: These are things as long as they're accomplished, I can just check the plan.

MR. VAN LEEUWEN: I will do those things, no big deal.

MR. PETRO: Anything else?

MR. ARGENIO: Nothing.

MR. BRESNAN: No.

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Van Leeuwen major subdivision on Toleman Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval with the three subject-to's as Mark read in earlier.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Van Leeuwen major subdivision on Toleman Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

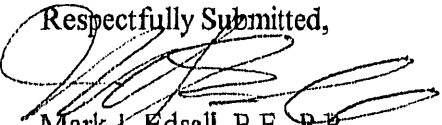
**Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** VANLEEUEWEN MAJOR SUBDIVISION  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 - BLOCK 1 - LOT 15.226  
**PROJECT NUMBER:** 01-57  
**DATE:** 14 NOVEMBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 41.5 +/-  
ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL  
LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 10  
OCTOBER 2001 PLANNING BOARD MEETING. THE APPLICATION  
IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS  
MEETING.

1. The property is located in the R-1 Zoning District of the Town. The lots appear to comply with the minimum requirements applicable to this application. The bulk table has been corrected as requested.
2. I have performed a review of the resubmitted plans and have the following comments:
  - a. The plan indicate that the wetlands delineation is based on O.C. Water Authority mapping. This is acceptable for feasibility studies, but not for actual delineation purposes. A qualified professional should perform actual field assessment.
  - b. As previously noted, all deep test results note "mottling" of the soil. This is an indicator of high groundwater or seasonal perched water table, which must be considered during the design of the sanitary systems. The professional preparing the sanitary designs should give special attention to this concern.
  - c. A licensed surveyor must also stamp the plan, since this is a subdivision.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.E.  
Planning Board Engineer



**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

December 20, 2001

Mr. Hank VanLeeuwen  
70 Windsor Highway  
New Windsor, New York 12553

Re: Toleman Road Subdivision  
P&P No. 21137.01

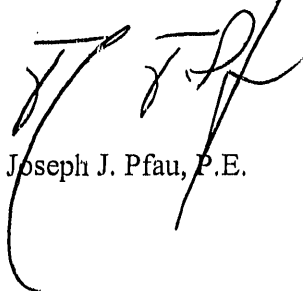
Dear Hank:

In reference to the above project, enclosed please find twelve (12) paper copies and two (2) mylars for final signature. Please note that the ACOE wetlands has been delineated and field located. As such, we have relocated the house, well, septic and driveway for the remaining lands to the northerly side of the property so that there would be no encroachment to wetlands. All other minor plan revisions have also been completed in accordance with the conditions of approval.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Joseph J. Pfau, P.E.

JJP/tmp  
Encs.  
vanleeuwentolemansign



RESULTS OF MEETING OF: November 14, 2001

PROJECT: Van Leeuwen Sub: Tolman P.B.# 01-57  
ld.

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) W S) A VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES ✓ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

Closed  
WAVE PUBLIC HEARING:

M) A S) B VOTE: A 5 N 0

Closed  
WAIVED: Y ✓ N\_\_

SCHEDULE PH: Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M) W S) A VOTE: A 5 N 0 APPROVED CONDITIONALLY: 11/14/01

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

Joe Spadafora - 473 Tolman Rd - Question of Lot Layout & dimensions
Mike Macino - Tolman - Questioned size of houses
Bob Kane - - Questioned The Layout
Address Mark's Comments

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	11/05/2001	MUNICIPAL HIGHWAY	11/14/2001	APPROVED
REV1	11/05/2001	MUNICIPAL WATER	11/08/2001	APPROVED
REV1	11/05/2001	MUNICIPAL SEWER	/ /	
REV1	11/05/2001	MUNICIPAL FIRE	11/05/2001	APPROVED
REV1	11/05/2001	NYS DOT	/ /	
ORIG	10/02/2001	MUNICIPAL HIGHWAY . WILL NEED 18" DRIVEWAY CULVERTS AT SPECIFIED LOCATIONS (SEE . HIGHWAY SUPERINTENDENT)	10/10/2001	APPROVED
ORIG	10/02/2001	MUNICIPAL WATER	10/03/2001	APPROVED
ORIG	10/02/2001	MUNICIPAL SEWER	11/05/2001	SUPERSEDED BY REV1
ORIG	10/02/2001	MUNICIPAL FIRE	10/09/2001	APPROVED
ORIG	10/02/2001	NYS DOT	11/05/2001	SUPERSEDED BY REV1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

10/10/2001 P.B. APPEARANCE LA: SCH. PH

09/19/2001 WORK SESSION APPEARANCE SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/01/2001	EAF SUBMITTED	10/01/2001	WITH APPLIC
ORIG	10/01/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/01/2001	LEAD AGENCY DECLARED	10/10/2001	TOOK LA
ORIG	10/01/2001	DECLARATION (POS/NEG)	/ /	
ORIG	10/01/2001	SCHEDULE PUBLIC HEARING	10/10/2001	SCHED. PH
ORIG	10/01/2001	PUBLIC HEARING HELD	/ /	
ORIG	10/01/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	10/01/2001	AGRICULTURAL NOTICES	/ /	
ORIG	10/01/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Site Plan/Subdivision of

Henry Van Leeuwen PB# 01-57,  
Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----X  
STATE OF NEW YORK )  
                              ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age  
and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On November 1, 2001, I compared the 19 addressed  
envelopes containing the attached Notice of Public Hearing with  
the certified list provided by the Assessor regarding the above  
application for Site Plan/Subdivision and I find that the  
addressees are identical to the list received. I then mailed the  
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

1<sup>st</sup> day of November, 2001

[Signature]  
Notary Public

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/ 2022



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

October 16<sup>th</sup>, 2001

Henry VanLeeuwen  
70 Windsor Highway  
New Windsor, NY 12553

Re: 52-1-15.226

Dear Sir:

According to our records, the attached list of property owners are abutting to the above referenced properties.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

L. Cook  
Sole Assessor

LC/srr  
Attachments

CC: Myra Mason, PB

29-1-26.11  
Rock Tavern Village LP  
614 Little Britain Road  
New Windsor, NY 12553 ✓

52-1-58.4  
Patricia Naf c/o Elaine Dominquez  
229 Conklintown Road  
Goshen, NY 10924 ✓

29-1-63  
Ronald & Deborah Eaton  
530 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-58.5  
Steven & Maria Nicholas  
497 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-14  
Joseph & Allison Laquidara  
520 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1--80  
Ktherine & Raymone Browne  
461 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-15.222  
Joseph & Frances Spatafora  
PO Box 193  
Salisbury Mills, NY 12577 ✓

52-1-81  
Kapart LLC  
1325 Wurtsboro Mt. Road  
Wurtsboro, NY 12790 ✓

52-1-15.223  
Joseph Jablonski & Theresa Cheevers  
467 Toleman Road  
Rock Tavern, NY 12575 ✓

George Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553 ✓

52-1-16  
Mark & Theresa Stagg &  
Carmine DellaCava  
133 S. McQuestern Parkway  
Mt. Vernon, NY 10550 ✓

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553 ✓

52-1-18  
Peter & Joan Kean  
1 Brittany Terrace  
Rock Tavern, NY 12575 ✓

Andrew Krieger, Esq.  
219 Quassaick Avenue  
New Windsor, NY 12553 ✓

52-1-55  
Michael & Sondra Marino  
479 Toleman Road  
Rock Tavern, NY 12575 ✓

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553 ✓

52-1-56  
Robert & Susan Kane  
485 Toleman Road  
Rock Tavern, NY 12575 ✓

Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive Suite 202  
New Windsor, NY 12553 ✓

52-1-57  
Thomas & Alison Grosso  
491 Toleman Road  
Rock Tavern, NY 12575 ✓

19



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## REQUEST FOR NOTIFICATION LIST

DATE: 10-11-01

1763

NAME: Henry VanLeeuwen TELE: ( ) 562-0532

ADDRESS: 70 Windsor Hwy  
N.W.

TAX MAP NUMBER: SEC. 52, BLOCK 1, LOT 15.226  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

PUBLIC HEARING DATE (IF KNOWN): \_\_\_\_\_

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING  
PROPERTY OWNERS AND ACROSS ANY STREET)

☒ YES

~~SPECIAL PERMIT ONLY:~~

~~(LIST WILL CONSIST OF ALL PROPERTY  
OWNERS WITHIN 500 FEET)~~

~~YES~~

~~AGRICULTURAL DISTRICT:~~

~~(LIST WILL CONSIST OF ALL PROPERTY OWNERS  
WITHIN THE AG DIST. WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT)~~

~~YES~~

\*\*\*\*\*

NEW WINDSOR ZONING BOARD:

~~(LIST WILL CONSIST OF ALL PROPERTY  
OWNERS WITHIN 500 FEET)~~

~~YES~~

\*\*\*\*\*

AMOUNT OF DEPOSIT \$ 25.00 TOTAL CHARGE \$ \_\_\_\_\_



**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the  
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a  
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York

on November 14, 2001 at 7:30 P.M. on the approval of the  
date

proposed ☐ SITE PLAN / ☒ SUBDIVISION / ☐ SPECIAL PERMIT approval

for Lands of VanLeeuwen located at the east side of  
name of project  
Toleman Road, 1500' feet south of NYS 207 Tax Map # 52-1-15.226  
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD  
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public  
Hearing.

November 2, 2001

Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

November 2, 2001

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Lands of VanLeeuwen  
Toleman Road  
Tax Map Section 52, Block 1, Lot 15.226  
P&P No. 21137.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the proposed subdivision plan for the Public Hearing of November 14, 2001. The plans have been revised in accordance with comments dated October 10, 2001 received from Mark J. Edsall, P.E., P.P. The specific revisions are as follows:

1. The values for lot width and lot frontage for lot #5 have been corrected on sheet 1 of the plans.
2. A note has been added to the plan regarding the reference material used to show the delineation of the Federally regulated wetlands.
3. The soils table on sheet 2 has been modified to show the depth to which mottling occurs. Curtain drains have been added to all the septs on sheet 1 of the plans.

I trust that these revisions are sufficient to secure final approval. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Mark W. Seimers, Sr. Engineer

MWS/tmp  
encs.

cc: H. VanLeeuwen  
vanleewantolemanpbsubm1



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/02/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-57

NAME: VAN LEEUWEN-TOLEMAN RD SUB PA2001-0921  
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/2001	REC. CK. #2070	PAID		675.00	
		TOTAL:	0.00	675.00	-675.00



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(045) 553-4611

RECEIPT  
#953-2001

10/02/2001

PP 01-57 Application See  
01-58

Van Leeuwen, Henry

Received \$ 100.00 for Planning Board Fees on 10/02/2001. Thank you for stopping  
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk



**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

September 25, 2001

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Lands of VanLeeuwen  
Toleman Road  
P&P No. 21137.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the proposed subdivision plan, as well as a complete set of Planning Board applications. This project has appeared before the Town of New Windsor Workshop. Specific revisions were made to the plans as per the Workshop comments. The specific revisions are as follows:

1. Metes and bounds were added to the proposed lots.
2. Exact numbers for the provided columns of the bulk requirements have been added.
3. The large lot is now labeled lot 5, rather than remaining lands. A house, driveway, septic and well were added to that lot.
4. A net area was added to the plan for the large lot which is the entire area of the lot, minus the wetlands and the easement areas.
5. The easements have been labeled as to what type they are.
6. The wetlands have been labeled as Federal wetlands.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Mark W. Seimers, Sr. Engineer

MWS/tmp  
encs.

cc: H. VanLeeuwen  
202 GREENWICH AVENUE, SUITE A • GOSHEN, NEW YORK 10924  
(845) 294-0606 • FAX (845) 294-0610

01-57



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**01-57**

*Revised*

DATE PLAN RECEIVED:

RECEIVED

NOV - 5 2001

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Land of Van Leeuwen \_\_\_\_\_ has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

HIGHWAY SUPERINTENDENT

DATE

Steve D. D'Amico  
WATER SUPERINTENDENT

11-8-01  
DATE

SANITARY SUPERINTENDENT

DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

NOV 05 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-57 Revised

DATE PLAN RECEIVED: NOV - 5 2001

Please return by  
11/12/01

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Shirley Kroll 11/14/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

OCT 02 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-57

DATE PLAN RECEIVED:

RECEIVED

SEP 27 2001

*Please return  
by 10/8/01*

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

disapproved ☐ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

*May need some culvert pipe*

*Denny Hall 10/10/01*  
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Asst. Fire Inspector**

**DATE: November 5, 2001**

**SUBJECT: Lands of VanLeeuwen**

**Planning Board Reference Number: PB-01-57**

**Dated: November 5, 2001**

**Fire Prevention Reference Number: FPS-01-160**

**A review of the above referenced subject site plan was conducted on November 5, 2001.**

**This site plan is acceptable.**

**Plans Dated: 1 November 2001**

  
**Richard R. Hotaling**  
**Asst. Fire Inspector**

**RRH/dh**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**01-57**

DATE PLAN RECEIVED:

RECEIVED

SEP 27 2001

The maps and plans for the Site Approval

Subdivision as submitted by

for the building or subdivision of

lands of Vanleeuwen

has been

reviewed by me and is approved ☒

~~disapproved~~

~~If disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: October 9, 2001**

**SUBJECT: Van Leeuwen**

**Planning Board Reference Number: PB-01-57**

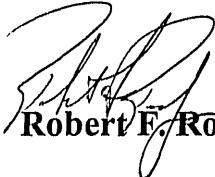
**Dated: 27 September 2001**

**Fire Prevention Reference Number: FPS-01-155**

**A review of the above referenced subject subdivision plan was conducted on 9 October 2001.**

**This subdivision plan is acceptable.**

**Plans Dated: 25 September 2001 Revision 1**

  
**Robert F. Rodgers**



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B

01-57

WORK SESSION DATE: 19 SEPT 01

APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Van Leeuwen - Tolman

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Mark Siemens + Hank

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Tolman Rd S-lot
- Lot #5 add house sdr
- bulk actual provided values.
- Short EAF
- what is E-W easement

CLOSING STATUS

- X Set for agenda
- possible agenda item
- Discussion item for agenda
- ZBA referral on agenda

pbwsform 10MJ98

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No XX

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) Five (5) lot residential subdivision of a parcel of 41.5 acres.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

25th DAY OF September 19 2001

[Signature]  
APPLICANT'S SIGNATURE

[Signature]  
NOTARY PUBLIC

TERESA PANICO  
Notary Public, State of New York  
No. 01PA5028266  
Qualified in Orange County  
Commission Expires May 31, 2001

\_\_\_\_\_  
Please Print Applicant's Name as Signed

TOWN USE ONLY  
RECEIVED

SEP 27 2001

DATE APPLICATION RECEIVED

01-57

APPLICATION NUMBER

PROJECT I.D. NUMBER

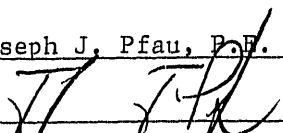
617.21

SEQR

Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Henry VanLeeuwan		2. PROJECT NAME Lands of VanLeeuwan	
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) The east side of Toleman Road, approximately 1500' south of New York State Highway No. 207.			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Five (5) lot residential subdivision of a parcel approximately 41.5± acres, with individual septic systems and wells.			
7. AMOUNT OF LAND AFFECTED: Initially 41.5 acres Ultimately 41.5 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Zone line follows norther PL, industrial zone bordering on the north side of the parcel.			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Planning Board.			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: Joseph J. Pfau, P.E.		Date: 9/25/01	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality; surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

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**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

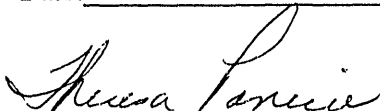
Henry VanLeeuwan, deposes and says that he resides  
(OWNER)  
at Beattie Road, Rock Tavern in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec.        Block        Lot       )  
designation number (Sec. 52 Block 1 Lot 15.226) which is the premises described in  
the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

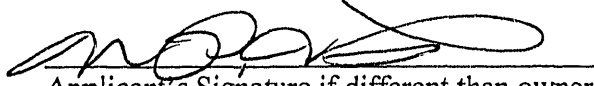
Pietrzak & Pfau Engineering & Surveying, PLLC - 262 Greenwich Avenue, Goshen, NY 10924  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: September 25, 2001

  
Witness' Signature

  
Owner's Signature

  
Applicant's Signature if different than owner

\_\_\_\_\_  
Representative's Signature


**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. XX Name and address of Applicant.
- \* 2. XX Name and address of Owner.
3. XX Subdivision name and location
4. XX Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval.  
(ON ALL PAGES OF SUBDIVISION PLAN)  
  
SAMPLE: 
5. XX Tax Map Data (Section, Block & Lot).
6. XX Location Map at a scale of 1" = 2,000 ft.
7. XX Zoning table showing what is required in the particular zone and what applicant is proposing.
8. XX Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. XX Date of plat preparation and/or date of any plat revisions.
10. XX Scale the plat is drawn to and North arrow.
11. XX Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. XX Surveyor's certificate.
13. XX Surveyor's seal and signature.
14. XX Name of adjoining owners.
15. XX Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. XX Flood land boundaries.
17. XX A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. XX Final metes and bounds.

19. XX Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. XX Include existing or proposed easements.
21. XX Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. XX Lot area (in square feet for each lot less than 2 acres).
24. XX Number the lots including residual lot.
25. XX Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27.        Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. XX Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. XX Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. XX Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. XX Provide A septic system design notes as required by the Town of New Windsor.
32. XX Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. XX Indicate percentage and direction of grade.
34. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. XX Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:   
Licensed Professional Date



# LEGEND

- PROPOSED DWELLING
- PROPOSED SEPTIC TANK
- PROPOSED SDS
- PROPOSED WELL
- PROPOSED PERC TEST
- PROPOSED DEEP TEST
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- ACOE WETLANDS (DELINEATED)
- ACOE WETLANDS (OCMA DISK)



LOCATION PLAN  
SCALE 1" = 1000'

## BULK REQUIREMENTS

ZONE R-1 (RURAL RESIDENTIAL)  
(USE GROUP 5 - ONE-FAMILY DWELLINGS)

	MIN. REQUIRED	PROVIDED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA (SQ. FT.)	43,560	59,769	59,953	58,137	57,148	1,573,587	
LOT WIDTH (FT.)	125	125	125	125	125	598'	
FRONT YARD (FT.)	45	307	313	316	319	126	
REAR YARD (FT.)	50	116	116	116	116	1074	
SIDE YARD (FT.)	20	35	35	35	35	35	
BOTH SIDE YARDS (FT.)	40	70	70	70	70	143	
STREET FRONTAGE (FT.)	70	125	125	125	125	609'	
LIVABLE FLOOR AREA (SQ. FT.)	1,200	1,500	1,500	1,500	1,500	1,500	

## MAX. PERMITTED

DEV. COVERAGE (%)	10	<10	<10	<10	<10	<10	<10
BLDG. HEIGHT (FT.)	35	<35	<35	<35	<35	<35	<35

RECORD OWNER/APPLICANT  
HENRY VAN LEEUWEN  
BEATTIE ROAD  
ROCK TAVERN, NEW YORK 12677

I HEREBY CERTIFY TO THE PARTIES  
OF INTEREST LISTED BELOW THAT THIS  
MAP HAS BEEN PREPARED FROM AN ACTUAL  
FIELD SURVEY COMPLETED IN DECEMBER 2001:  
TOWN OF NEW WINDSOR

## GENERAL NOTES:

- TAX MAP DESIGNATION SECTION 52 BLOCK 1 LOT 15.226
- TOTAL AREA OF PARCEL 41.52
- TOTAL NUMBER OF RESIDENTIAL LOTS 5
- PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS
- TOPOGRAPHY BASED ON AERIAL SURVEY PERFORMED BY ADR ASSOCIATES INC.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A NEW YORK STATE D.E.C. REGULATED WETLANDS
- ALL EXISTING WELLS AND SEPTICS, ARE GREATER THAN 200' FROM ANY PROPOSED WELLS OR SEPTICS
- INDIVIDUAL WELLS AND SANITARY DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
- NET AREA IS EQUAL TO THE GROSS AREA MINUS THE AREA OF THE FEDERAL WETLANDS AND ALL EASEMENTS.
- CURTAIN DRAINS TO BE INSTALLED AS PART OF SEPTIC SYSTEM CONSTRUCTION.

## ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

FOR TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 10 2002

By: James Petro, Jr., Chairman  
By: [Signature], Secretary

12-21-01 REV. PER P.B. COMMENTS DATED 11-14-01 MWS  
11-1-01 REV. PER P.B. COMMENTS DATED 10-10-01 MWS  
9-25-01 REV. PER WORKSHOP COMMENTS MWS

DATE DESCRIPTION

REVISIONS

PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A

GREENWICH, NEW YORK 10606

PHONE 914-339-1000

FAX 914-339-1001

PIETRZAK & PFAU, P.E.

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE 12-31-04

SIGNATURE DATE

LANDS OF VAN LEEUWEN

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

PROJECT TITLE

FINAL PLAN

SECTION 52 BLOCK 1 LOT 15.226

DRAWING TITLE

UNAUTHORIZED ALTERATION OF ANY PART OF A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-SECTION 2 OF THE N.Y. STATE EDUCATION LAW

O.C.H.D. SHEET NO. D.E.C. SHEET NO. DRAWING NUMBER

N/A. OF N/A. OF 1 OF 2

SCALE CAD REFERENCE PROJECT NUMBER

1"=100' 21137/SUB 21137.01

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